117.0	0002	0008.A	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card /	Total Parcel
APPRAISED:	756,500 /	756,500
USE VALUE:	756,500 /	756,500
ASSESSED:	756,500 /	756,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
76		DOTHAN ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	STAFFORD EVELYN A
Owner 2:	
Owner 3:	
Street 1:	76 DOTHAN ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	STAFFORD CHARLES C--ETAL -
Owner 2:	STAFFORD EVELYN A -
Street 1:	76 DOTHAN ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 11,220 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1958, having primarily Wood Shingle Exterior and 1428 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	11220.000	226,900		529,600	756,500
Total Card	0.258	226,900		529,600	756,500
Total Parcel	0.258	226,900		529,600	756,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 529.76 | /Parcel: 529.7

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	75331
GIS Ref	
GIS Ref	
Insp Date	09/14/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 117.0-0002-0008.A

!9090!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	226,900	0	11,220.	529,600	756,500	756,500	Year End Roll	12/18/2019
2019	101	FV	191,900	0	11,220.	522,100	714,000	714,000	Year End Roll	1/3/2019
2018	101	FV	191,900	0	11,220.	401,000	592,900	592,900	Year End Roll	12/20/2017
2017	101	FV	191,900	0	11,220.	378,300	570,200	570,200	Year End Roll	1/3/2017
2016	101	FV	191,900	0	11,220.	348,000	539,900	539,900	Year End	1/4/2016
2015	101	FV	180,400	0	11,220.	325,300	505,700	505,700	Year End Roll	12/11/2014
2014	101	FV	180,400	0	11,220.	299,600	480,000	480,000	Year End Roll	12/16/2013
2013	101	FV	180,400	0	11,220.	299,600	480,000	480,000		12/13/2012

PRINT

Date	Time
12/10/20	23:36:26

LAST REV

Date	Time
09/27/18	14:54:12
apro	

USER DEFINED

Prior Id # 1:	75331
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 9090

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
STAFFORD CHARLE	56796-322		4/29/2011	Convenience	99	No	No		
	9239-450		1/1/1901	Family		No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
2/11/2009	87	Re-Roof	26,400					

ACTIVITY INFORMATION

Date	Result	By	Name
9/14/2018	MEAS&NOTICE	CC	Chris C
12/5/2008	Meas/Inspect	294	PATRIOT
2/9/2000	Meas/Inspect	264	PATRIOT
9/3/1993		MF	

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		11220		Sq. Ft.	Site		0	70.	0.67	6									529,619						529,600	

Total AC/HA:	0.25758	Total SF/SM:	11220	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	Total:	529,619	Spl Credit		Total:	529,600

EXTERIOR INFORMATION

Type:	5 - Cape
Sty Ht:	1T - 1 & 3/4 Sty
(Liv) Units:	1 Total: 1
Foundation:	1 - Concrete
Frame:	1 - Wood
Prime Wall:	1 - Wood Shingle
Sec Wall:	%
Roof Struct:	1 - Gable
Roof Cover:	1 - Asphalt Shgl
Color:	YELLOW
View / Desir:	

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1958	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD	
Prim Int Wall	2 - Plaster	
Sec Int Wall:		%
Partition:	T - Typical	
Prim Floors:	4 - Carpet	
Sec Floors:	5 - Lino/Vinyl	20 %
Bsmnt Flr:	12 - Concrete	
Subfloor:		
Bsmnt Gar:	1	
Electric:	3 - Typical	
Insulation:	2 - Typical	
Int vs Ext:	S	
Heat Fuel:	1 - Oil	
Heat Type:	1 - Forced H/Air	
# Heat Sys:	1	
% Heated:	100	% AC:
Solar HW:	NO	Central Vac: NO
% Com Wall		% Sprinkled:

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.35000002
Const Adj.:	0.98604006
Adj $ / SQ:	139.771
Other Features:	88000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	328790
Depreciation:	101925
Depreciated Total:	226865

COMMENTS

OF = SINK IN BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 6		BRs: 2				Baths: 2			HB		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	2	
Totals			
1	6	2	

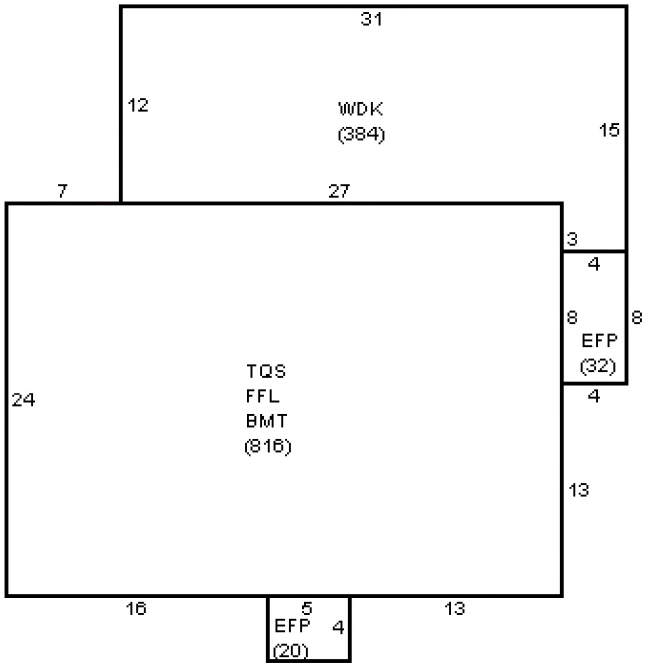
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	139.77
Special Features:	0	Val/Su Net:	84.66
Final Total:	226900	Val/Su SzAd	158.89

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	816	41.930	34,216
FFL	First Floor	816	139.770	114,053
TQS	3/4 Story	612	139.770	85,540
WDK	Deck	384	8.480	3,258
EFP	Enclos Porch	52	71.590	3,722

Net Sketched Area:	2,680			Total:	240,789
Size Ad	1428	Gross Are	2884	FinArea	1428

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:	Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID 117.0-0002-0008.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
1	Metal Shed	D	Y	1	8X5	A	AV	1975	0.00	T	35.2	101						

More: N	Total Yard Items:		Total Special Featues:		Total: